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Vansittart Road, *Windsor*

OSBORNE HEATH

A two double bedroom character cottage close to the town centre, with a private garden plus access to a large communal green, a useful loft room and views of Windsor Castle.

Known as Gardner Cottages, these properties back onto a large communal green, which the residents have access to. This cottage not only overlooks the green, but also has a fantastic view of Windsor Castle.

On the ground floor there is a sitting room with cast iron fireplace leading on to an open-plan kitchen with breakfast bar, rear lobby with a door to the rear garden, and a bathroom with a white suite.

The first floor has two double bedrooms and stairs leading up to a useful loft room with an exposed brick wall.

Outside, the fenced rear garden has an area of artificial grass, timber garden shed and a rear gate.

Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. Nearby schools include Eton, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.
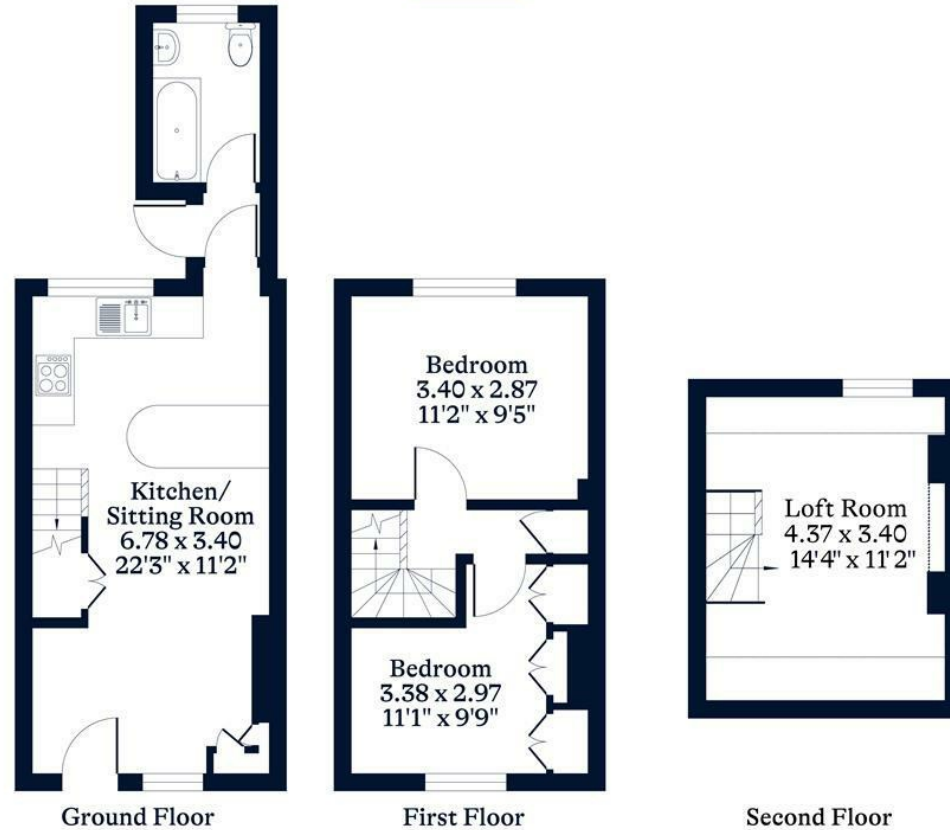
EPC rating D. Council Tax band D.

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**Kitchen/
Sitting Room**
6.78 x 3.40
22'3" x 11'2"

Ground Floor

Bedroom
3.40 x 2.87
11'2" x 9'5"

Bedroom
3.38 x 2.97
11'1" x 9'9"

First Floor

Loft Room
4.37 x 3.40
14'4" x 11'2"

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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